

Strategic Land Use Plan

of the St. Louis Comprehensive Plan



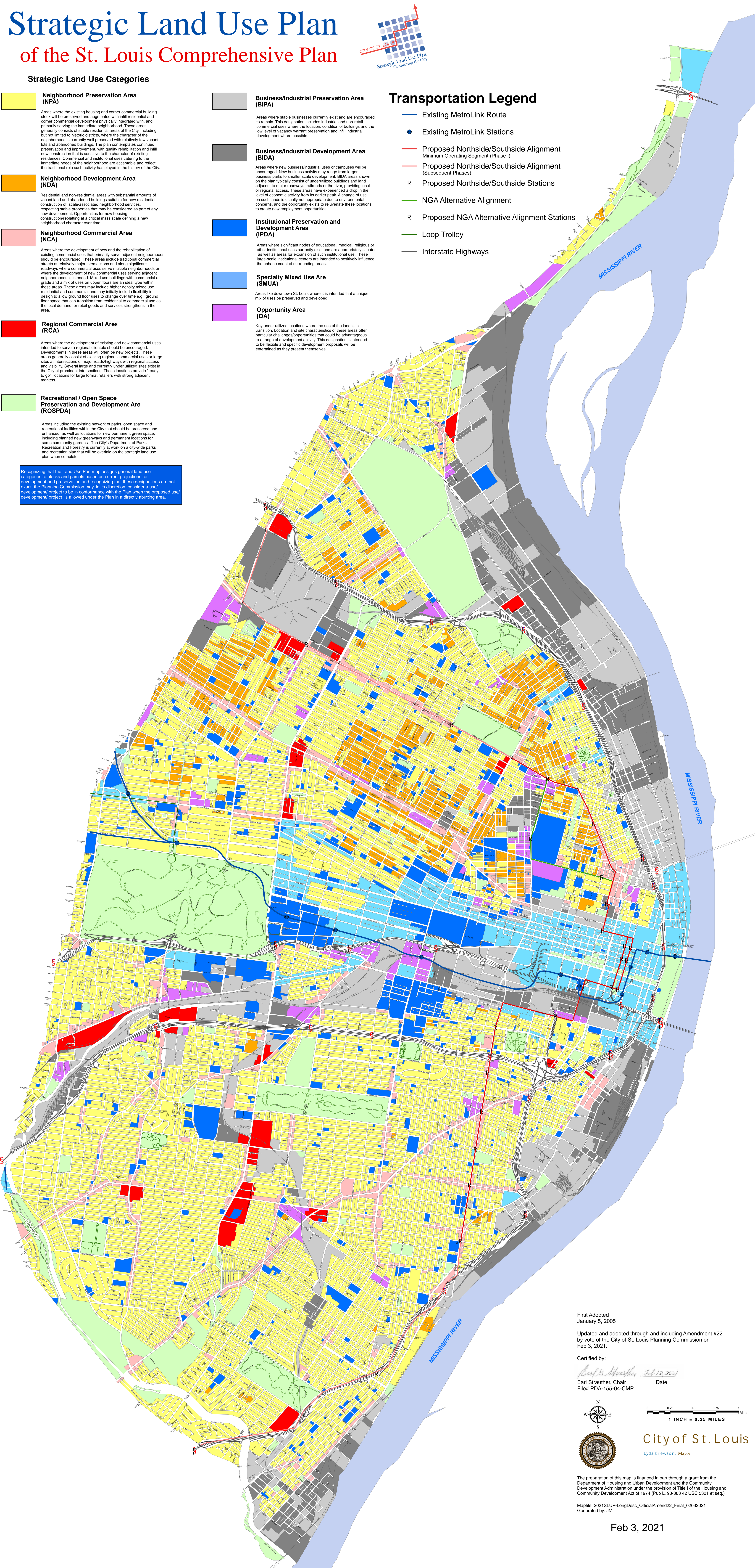
Strategic Land Use Categories

- Neighborhood Preservation Area (NPA)**
Areas where the existing housing and corner commercial building stock will be preserved and augmented with infill residential and corner commercial development physically integrated with, and primarily serving the immediate neighborhood. These areas generally consist of stable residential areas of the City, including but not limited to historic districts, where the character of the neighborhood is currently well preserved with relatively few vacant lots and abandoned buildings. The plan contemplates continued preservation and improvement, with quality rehabilitation and infill new construction that is sensitive to the character of existing residences. Commercial and institutional uses catering to the immediate needs of the neighborhood are acceptable and reflect the traditional role such activity has played in the history of the City.
- Neighborhood Development Area (NDA)**
Residential and non-residential areas with substantial amounts of vacant land and abandoned buildings suitable for new residential construction of scale/associated neighborhood services, respecting stable properties that may be considered as part of any new development. Opportunities for new housing construction/replating at a critical mass scale defining a new neighborhood character over time.
- Neighborhood Commercial Area (NCA)**
Areas where the development of new and the rehabilitation of existing commercial uses that primarily serve adjacent neighborhood should be encouraged. These areas include traditional commercial streets at relatively major intersections and along significant roadways where commercial uses serve multiple neighborhoods or where the development of new commercial uses serving adjacent neighborhoods is intended. Mixed use buildings with commercial at grade and a mix of uses on upper floors are an ideal type within these areas. These areas may include higher density mixed use residential and commercial and may initially include flexibility in design to allow ground floor uses to change over time e.g., ground floor space that can transition from residential to commercial use as the local demand for retail goods and services strengthens in the area.
- Regional Commercial Area (RCA)**
Areas where the development of existing and new commercial uses intended to serve a regional clientele should be encouraged. Developments in these areas will often be new projects. These areas generally consist of existing regional commercial uses or large sites at intersections of major roads/highways with regional access and visibility. Several large and currently under utilized sites exist in the City at prominent intersections. These locations provide "ready to go" locations for large format retailers with strong adjacent markets.
- Recreational / Open Space Preservation and Development Area (ROSPDA)**
Areas including the existing network of parks, open space and recreational facilities within the City that should be preserved and enhanced, as well as locations for new permanent green space, including planned new greenways and permanent locations for some community gardens. The City's Department of Parks, Recreation and Forestry is currently at work on a city-wide parks and recreation plan that will be overlaid on the strategic land use plan when complete.
- Recognizing that the Land Use Plan map assigns general land use categories to blocks and parcels based on current projections for development and preservation and recognizing that these designations are not exact, the Planning Commission may, in its discretion, consider a use/development/project to be in conformance with the Plan when the proposed use/development/project is allowed under the Plan in a directly abutting area.

- Business/Industrial Preservation Area (BIPA)**
Areas where stable businesses currently exist and are encouraged to remain. This designation includes industrial and non-retail commercial uses where the location, condition of buildings and the low level of vacancy warrant preservation and infill industrial development where possible.
- Business/Industrial Development Area (BIDA)**
Areas where new business/industrial uses or campuses will be encouraged. New business activity may range from larger business parks to smaller scale development. BIDA areas shown on the plan typically consist of underutilized buildings and land adjacent to major roadways, railroads or the river, providing local or regional access. These areas have experienced a drop in the level of economic activity from its earlier peak. A change of use on such lands is usually not appropriate due to environmental concerns, and the opportunity exists to rejuvenate these locations to create new employment opportunities.
- Institutional Preservation and Development Area (IPDA)**
Areas where significant nodes of educational, medical, religious or other institutional uses currently exist and are appropriately situate as well as areas for expansion of such institutional use. These large-scale institutional centers are intended to positively influence the enhancement of surrounding areas.
- Specialty Mixed Use Are (SMUA)**
Areas like downtown St. Louis where it is intended that a unique mix of uses be preserved and developed.
- Opportunity Area (OA)**
Key under utilized locations where the use of the land is in transition. Location and site characteristics of these areas offer particular challenges/opportunities that could be advantageous to a range of development activity. This designation is intended to be flexible and specific development proposals will be entertained as they present themselves.

Transportation Legend

- Existing MetroLink Route
- Existing MetroLink Stations
- Proposed Northside/Southside Alignment Minimum Operating Segment (Phase I)
- Proposed Northside/Southside Alignment (Subsequent Phases)
- R Proposed Northside/Southside Stations
- NGA Alternative Alignment
- R Proposed NGA Alternative Alignment Stations
- Loop Trolley
- Interstate Highways



First Adopted
January 5, 2005

Updated and adopted through and including Amendment #22
by vote of the City of St. Louis Planning Commission on
Feb 3, 2021.

Certified by:

Earl Strauther, Chair
File# PDA-155-04-CMP

Date
Feb 12 2021

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W E S

0 0.25 0.5 0.75 1
1 INCH = 0.25 MILES

City of St. Louis
Lyda Krewson, Mayor

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Community Development Act of 1974 (Pub. L. 93-383 42 USC 5301 et seq.)

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Feb 3, 2021